

STERLING COUNTY APPRAISAL DISTRICT

PLAN FOR PERIODIC REAPPRAISAL

FOR YEARS 2021 AND 2022

- TEN DAY NOTICE OF PUBLIC HEARING EMAILED TO TAXING UNITS ON JULY 8, 2020
- TEN DAY NOTICE OF PUBLIC HEARING PUBLISHED IN THE STERLING COURIER ON JULY, 24, 2020
- PUBLIC HEARING HELD ON AUGUST 5, 2020
- REVIEWED AND APPROVED BY THE STERLING CAD BOARD OF DIRECTORS ON AUGUST 5, 2020

Ronnie Keizer
CHIEF APPRAISER

8/5/2020
DATE

Reed Stewart
BOD CHAIRMAN

8/5/20
DATE

7/28/2020

Emailed to Taxing units 8/12/2020
Emailed to Charlotte Thomas @ PTAD 8/12/2020

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FOREWORD

The Sterling County Appraisal District is a political subdivision of the State of Texas created pursuant to Subchapter A of Chapter 6, Local Administration, of the Texas Property Tax Code. The District's primary responsibility is the development of an Appraisal Roll for use by taxing units in imposing ad valorem taxes on property in the District.

Generally, the Appraisal District's boundaries are the same as the County's boundaries. Exceptions are taxing units with boundaries extending into two or more counties. These units may choose to participate in more than one, or in only one, Appraisal District. In the event they choose one, the boundaries of the District chosen extend outside the County to the extent of that unit's boundaries.

The costs of District operations are allocated to the various taxing units participating in the District, based upon their relative tax levy. A unit which levies five percent of the total of taxes levied by all units is allocated five percent of the Appraisal District's budgeted costs. Payments are due before the first day of each calendar quarter and late payments are assessed penalty and interest.

A majority of the taxing units is entitled to appoint the Board of Directors (BOD), have the authority to veto the Appraisal District's budget and any other action of the Board of Directors.

MISSION STATEMENT

The Sterling County Appraisal District is dedicated to providing the taxpayers and taxing units of Sterling County with the highest quality of customer service and appraisal system. We strive to maintain continue excellence in our performance, continued growth in education, and fiscal responsibilities. We will administer the Texas Property Tax Code in a fair and uniform manner. We will promote the ideals of government transparency.

TAX CODE REQUIREMENT:

Passage of Senate Bill 1652 amended Section 6.05 of the Texas Property Tax code by adding Subsection (i) to read as follows:

- (i) To ensure adherence with generally accepted appraisal practices, the board of directors of an appraisal district shall develop biennially a written plan for the periodic reappraisal of all property within the boundaries of the district according to the requirements of Section 25.18 and shall hold a public hearing to consider the proposed plan. Not later than the 10th day before the date of the hearing, the secretary of the board shall deliver to the presiding officer of the governing body of each taxing unit participating in the district a written notice of the date, time, and place of the hearing. Not later than September 15 of each even-numbered year, the board shall complete its hearings, make any amendments, and by resolution finally approve the plan. Copies of the approved plan shall be distributed to the presiding officer of the governing body of each taxing unit participating in the district and to the Comptroller within 60 days of the approval date.

Plan for Periodic Reappraisal Requirement:

Senate Bill 1652 amends Section 25.18, Subsections (a) and (b) to read as follows:

- (a) Each appraisal office shall implement the Plan for Periodic Reappraisal of property approved by the board of directors under Section 6.05(i).
- (b) The plan shall provide for the following reappraisal activities for all real and personal property in the district at least once every three years:
 1. identifying properties to be appraised through physical inspection or by other reliable means of identification, including deeds or other legal documentation, aerial photographs, land-based photographs, surveys, maps, and property sketches;
 2. identifying and updating relevant characteristics of each property in the appraisal records;
 3. defining market areas in the district;
 4. identifying property characteristics that affect property value in each market area, including:
 - a. the location and market area of property;
 - b. physical attributes of property, such as size, age, and condition;
 - c. legal and economic attributes; and
 - d. easements, covenants, leases, reservations, contracts, declarations, special assessments, ordinances, or legal restrictions;
 5. developing an appraisal model that reflects the relationship among the property characteristics affecting value in each market area and deter-

- mines the contribution of individual property characteristics;
6. applying the conclusions reflected in the model to the characteristics of the properties being appraised; and
7. reviewing the appraisal results to determine value.

PERFORMANCE ANALYSIS:

Performance Analysis – the equalized values from the previous tax year are analyzed with ratio studies of the current market to determine the appraisal accuracy and appraisal uniformity overall, and by market area, within property reporting categories. Ratio studies are conducted in compliance with the current *Standard on Ratio Studies* of the International Association of Assessing Officers. Mean, median, and weighted ratios are calculated for properties in reporting categories to measure the level of appraisal accuracy. The median ratio is calculated in each reappraised category to indicate the level of appraisal accuracy by property reporting category. In 2021, the reappraisal year, this analysis is used to develop the starting point for establishing the level and accuracy of appraisal performance. Likewise, in 2022, the reappraisal year, this analysis is used to develop the starting point for establishing the level and accuracy of appraisal performance. In 2021 and 2022, any reporting category that may have been previously excluded from reappraisal, due to lack of data, will be readdressed. If sufficient market data has been discovered and verified, the category will be tested and analyzed to arrive at an indication of uniformity or equity of existing appraisals.

ANALYSIS OF AVAILABLE RESOURCES:

Staffing and budget requirements for tax year 2021 are detailed in the 2021 budget, as adopted by the Board of Directors of the Sterling County Appraisal District, and is attached to this written biennial plan for reference. This reappraisal plan may be adjusted as needed to reflect the available staffing in tax year 2021 and anticipated staffing for tax year 2022. Budget restraints can impact the cycle of real property re-inspection and personal property on-site review that can be accomplished in the 2021 - 2022 time period. See page 22 for Proposed Budget FY 2021.

The Board of Directors of the Sterling County Appraisal District has contracted with Pritchard & Abbott, Inc. to provide personnel and expertise towards the completion of the appraisal of Mineral, Industrial, Utilities, and related Personal Property including field work, data analysis, and taxpayer protest portions of the reappraisal plan. Pritchard & Abbott, Inc. may also assist with the evaluation of some income producing real estate parcels. See attached Addendum for further detail.

Existing appraisal practices, which are continued from year to year, are identified and methods utilized to keep these practices current. Real property appraisal value tables are

tested against verified sales data to ensure they represent current market data. Personal property values are evaluated and analyzed based on renditions, prior year documentation, and inspections. The Comptroller's Guide is utilized to appraise new and/or undocumented personal property and for verification purposes.

Information Systems (IS) support is detailed and system upgrades are scheduled. Existing maps and data requirements are continually updated and kept current.

PLANNING AND ORGANIZATION:

A calendar of key events with critical completion dates is prepared for each area of work. This calendar identifies key events for appraisal, clerical, customer service, and information systems. A calendar is prepared for tax years 2021 and 2022. Production standards for field activities are calculated and incorporated in the planning and scheduling process.

The projected dates incorporated into the calendar may be adjusted within the overall plan due to unforeseen changes in staffing, budgetary constraints, weather, and/or reevaluation of the priorities of the projects within the plan.

Periodic and concurrent examination of production standards, goals, and progress in the plan may very well require adjustments to the on-going plan or to the plan for the succeeding year(s). The CAD and the Chief Appraiser, together with the field staff provided by Pritchard and Abbott, Inc., will work together closely to identify issues that may affect the successful completion of the on-going plan and to resolve them.

MASS APPRAISAL SYSTEM:

Computer Assisted Mass Appraisal (CAMA) system revisions are completed by the Information Systems Software Provider. System revisions and procedures are performed by the Provider. Sterling County Appraisal District contracts with the firm of Pritchard & Abbott, Inc. for these services.

Real Property Valuation

Revisions to cost models, income models, and market models are specified, updated, and tested each tax year, as information is available.

Value schedules are tested with market data (sales) to ensure that the appraisal district is in compliance with Texas Property Tax Code, Section 23.011. Value tables, as well as depreciation tables, are tested for accuracy and uniformity using ratio study tools and

compared with cost data from recognized industry leaders, such as Marshall & Swift as necessary.

Land schedules are updated using current market data (sales) and then tested with ratio study tools. Value schedules are developed and tested on a pilot basis with ratio study tools.

Personal Property Valuation

Valuation procedures are reviewed, modified as needed, and tested. The latest edition of the Comptroller's Guide and Marshall & Swift are utilized, as necessary, in the appraisal of personal property in the district.

Noticing Process

25.19 appraisal notice forms are provided by the IS Provider. The Provider reviews and edits for updates and changes required by legislative mandates.

The district publishes, in the local newspaper, information about the notices and how to protest. The district makes available the latest copy of the Comptroller's pamphlet *Taxpayer's Rights, Remedies, and Responsibilities*.

Hearing Process

Protest hearing scheduling for informal and formal Appraisal Review Board hearings is reviewed and updated as required. Standards of documentation are reviewed and amended as required. The appraisal district hearing documentation is reviewed and updated to reflect the current valuation process and requirements. Compliance with House Bill 201 is insured.

DATA COLLECTION REQUIREMENTS:

Field and office procedures are reviewed and revised as required for data collection. Projects for each tax year include new construction, demolition, remodeling, re-inspection of problematic market areas, re-inspection of the universe of properties on a specific cycle, and office (or field) verification of sales data and property characteristics.

New Construction/Demolition

New construction field and office review procedures are identified and revised as required. Sources of building permits (as available) are confirmed. Municipal, county, and other offices provide (as available) notification of utility hookups, septic system installation, development permits, demolition orders, etc. Official Public Records also indicate new development areas that must be inspected. New Mobile Home installations, as verified with the Texas Department of Housing & Community Affairs, are also included in the yearly inspections.

Remodeling

Properties with extensive improvement remodeling are identified and field inspections are scheduled to update property characteristic data. Official Public Records provide indications of properties that may be undergoing enhancement through Deeds of Trust, Mechanics Liens, etc.

Re-inspection of Problematic Market Areas

Market Areas are areas within the Appraisal District where values are considered consistent or in relative harmony among individual properties, an area where physical, economic, governmental and social forces and other influences (i.e. demographic patterns, regional location factors, employment and income patterns, general trends in real property prices and rents, interest rate trends, availability of vacant land, and construction trends and costs) have similar influences on property values. The affect on values may be real and quantifiable, or may be perceived. In either case, the market area is the first basis for market analysis.

Real property market areas (neighborhoods), by property classification, are tested for consistently low or high sales ratios and/or high coefficients of dispersion. Market areas that fail any or all of these tests, or are located in areas of development or change, are determined to be problematic. Field inspections are scheduled to verify and/or correct property characteristic data. Additional sales data is researched and verified.

Sterling CAD has identified two market areas. These areas have shown measurable variances in values on similar properties. These areas are: Sterling County in general including the City of Sterling City, and Rural Residential Improvements. These areas will be tested each year.

Neighborhood analysis involves the examination of how physical, economic, governmental and social forces and other influences affect property values. The effects of these forces are also used to identify, classify, and stratify comparable properties into smaller, manageable

subsets of the universe of properties known as neighborhoods. A "neighborhood" for analysis purposes is defined as the largest geographic groupings of properties where the property's physical, economic, governmental and social forces are generally similar and uniform.

Recently there have been several sales of lots in Sterling City, and land acreage outside the city. There has been a demand for the purchase of homes, as there is a shortage of housing for people relocating to Sterling City. The enrollment at the school district has increased dramatically due to the people moving to Sterling City. The cause appears to be the increase of work in the oil field. Thus, the sale of real estate property has been on the increase. Historically, real estate sales are slow.

Re-inspection of the Universe of Properties

The International Association of Assessing Officers' *Standard on Mass Appraisal of Real Property*, specifies that the universe of properties should be re-inspected on a cycle of 3 years. The re-inspection includes physically viewing the property, photographing (if possible), and verifying the accuracy of the existing data. The field appraiser has an appraisal card of each property to be inspected and makes notes of changes, depreciation, remodeling, additions, etc. The annual re-inspection requirements for tax years 2021 and 2022 are identified and scheduled in the written reappraisal plan.

Verification of Sales Data and Property Characteristics

Sales information must be verified and property characteristic data contemporaneous with the date of sale captured. The sales ratio analysis requires that the sales record must accurately reflect the property appraised in order that statistical analysis results will be valid and therefore be an accurate example of the universe of properties to which any adjustments will be applied. The conditions of each sale are investigated and confirmed, to the greatest extent possible, to determine its applicability to the overall market analysis. Properties exhibiting atypically high or low sales ratios (outliers) are especially scrutinized with reference to the Texas Property Tax Code definition of Market Value, Sec. 1.04(7), and may be excluded from the general market analysis if the transaction conditions do not correspond to the aforementioned definition of Market Value.

PILOT STUDY BY TAX YEAR:

New and/or revised mass appraisal models are tested each tax year. Ratio studies, by market category, are conducted on proposed values each tax year. Proposed values on each category are tested for accuracy and reliability. Actual test results are compared

with anticipated results and those models not performing satisfactorily are refined and retested. The procedures used for model specification and calibration are in compliance with USPAP, STANDARD RULE 6. The appraisal model used to determine property value is listed as follows.

1. Market Value of Residential Property =
Replacement Cost New X Total Percent Good + Depreciated Additive Values + Land Value
(Adjusted by Market Indicators as determined by Sales Data, as available)
2. Market Value of Commercial Property =
Replacement Cost New X Total Percent Good + Depreciated Additive Values + Land Value
(Adjusted by Market Indicators as determined by Sales Data, as available)
3. Market Value of Manufactured Housing =
Replacement Cost New X Total Percent Good + Depreciated Additive Values
4. Market Value of Commercial Personal Property =
Units x (Price/Unit of Inventory) + Units x (Price/Unit of FFE x Percent Good) + Additive Values
(Verified and adjusted by yearly Personal Property Renditions)
5. Market Value of Vacant Lots or Acreage =
Units x Price/Unit
(As determined by Market Transactions)
6. 1-d-1 Special Use Valuation (Ag Value) =
Units x Value per Acre of Agricultural Use
(As determined by Net Income per Acre/State Mandated Cap Rate)

VALUATION BY TAX YEAR:

Using market analysis of comparable sales and locally tested cost data (if available), valuation models (Value Per Square Foot Schedules) are specified and calibrated in compliance with supplemental standards from the International Association of Assessing Officers and the Uniform Standards of Professional Appraisal Practice. The calculated values are tested for accuracy and uniformity using ratio studies. Performance standards are those as established by the *IAAO Standard on Ratio Studies*. Property values in all market categories are analyzed and updated as necessary each reappraisal year.

In order to evaluate the accuracy of the schedule values, property sales information is collected throughout the year. Each property buyer receives a sales letter along with any other necessary forms as soon as the CAD office updates the ownership in the appraisal

records. When the sales letter is returned, the sale amount and any other pertinent information are recorded within that parcel's sales records. Information is gathered also from real estate offices, other appraisers, other appraisal districts, and state reviewers. All credible information is included in the sales records and confirmation is attempted through additional sales letters (to buyers and sellers as necessary) or other personal contact. Given that the State of Texas is a non-disclosure state, and that the information needed by the Appraisal District is often confidential in nature, the market analysis performed is limited by the availability of pertinent and complete data, including sales prices, sales conditions and circumstances, income and expense data, etc. As discussed hereafter, each sale is initially considered (assumed) to be a market transaction unless otherwise proved. The resulting conclusions from the market analysis are therefore limited by those assumptions. The Mass Appraisal conducted yearly by the Sterling CAD also can claim the Jurisdiction Exemption (USPAP) due to the limited scope and purpose of the appraisal, and considering the guidelines of the Texas Property Tax Code.

Each sale is analyzed to determine the conditions of the sale. All sales included in the study must be a "market value" transaction, as defined in the Texas Property Tax Code, Section 1.04(7), and quoted earlier in this manual. Any sale determined to not be an "arms length" transaction is then omitted from the final study. Several criteria are also considered when determining if each sales price needs any adjustment including, but not limited to: date of sale (in comparison to date of appraisal), special or unusual financing terms, inclusion of personal property, inclusion of intangible value, and significant variances between the market value and the sale price due to physical changes to the property that cannot be accounted for due to the January 1 target date. If adjustments can be made to the sales price to show a current, "arms length" value (including time and financing adjustments), the adjusted value is used in the ratio study. Any adjustments to reported sales prices must be discussed, debated, and approved by the appraisal supervisor and the Chief Appraiser.

Sales used to determine real estate value should not include value that can be attributed to personal property or intangible value. For example, if a home sells, and the transaction included personal property (vehicles, boats, furniture, free-standing appliances, tools, etc.), the value associated with that personal property should be deducted from the reported sales price. The resulting, adjusted sales price is then used in the ratio study. Likewise, commercial property transactions often include both personal property and intangible value. For example, if a motel sells and the buyer purchased the motel franchise along with the real estate, the value of the franchise (being intangible) should be deducted from the sales price before being used in any market study. Determining the value of any intangibles in any transactions can be problematic and will require research into the industry and the local and similar markets. Although suspected by the appraisal staff, and often reported by buyers, adjustment for intangibles requires confirmation from outside sources and the seller.

Financing adjustments occur rarely. Typically, prudent buyers will strive to acquire the most reasonable financing available, and then purchase the property of their choice using

that same financing. Atypical financial arrangements usually accompany transactions that would not be considered "arms length" and would therefore be omitted from the ratio study.

Time adjustments are adjustments to the reported sales price of the property that are made when and if it can be proven that the general market trend in an area is changing over a given time period. While relatively simple to calculate in the abstract, time adjustments are extremely difficult to quantify without substantial data, especially in small, rural markets. If a typical property transfers more than one time in a given time period (ideally no more than 1 year), each time being an arms-length transaction, with typical financing, and without physical changes to the property, the difference in the sales prices can be attributed to the general market. This difference, expressed as a positive or negative percentage per month, can then be applied to other property's sales prices to adjust the price to a standard date, usually January 1st of the appraisal year. For example, a residence may sell for \$50,000 on June 1st and then sell again October 1st (5 months later) for \$55,000. The difference of \$5,000 (or 10% of the original sales price) is allocated as a market increase of 2% per month. A market Decrease is calculated in the same way. If this was an arms-length transaction of a typical property, that same percentage of increase or decrease can be used on other sales to adjust their sales prices to the January 1 target date.

A statistical analysis of each class of property is conducted using the available, credible, and adjusted sales information. Within each class of property, the appraisal district looks for not only an acceptable median value, but also a reasonable COD. Each of these values is considered when determining whether to adjust a class schedule, and by how much. The sample size of each class analysis is also a major consideration. Classes that exhibit little or slow activity are allowed a larger variance due to the fact that minimal data sets (small samples) may tend to give incomplete analysis or biased results for an entire statistical population.

Once a median value indicates that a particular property type or class needs adjustment, and the COD value reflects a consistent result, schedule values are recalculated to produce a revised analysis. The resulting median ratio should indicate that the adjusted appraised values of property more closely matches the current market value, as tested by the sales used in the analysis. The appraised values of all properties, sold and unsold, within that type or class are then recalculated, using the increase or decrease indicated by the ratio study, and submitted for notification.

A similar process is used to determine whether any neighborhood factors are needed by analyzing sales within a specific area (market segments) in comparison to the overall general market. These areas could be neighborhoods, cities, school districts or any other definable area within the appraisal district that displays market trends or values differing from the trends or values derived from the market as a whole. Any significant and quantifiable differences then need to be addressed with economic adjustments to the properties within the pertinent area.

RATIO STUDY PROCEDURES

I. Collect and Post Sales Data

- A. Solicit sales information from all new property owners through sales letters and/or personal contact
- B. Collect sales information from outside appraisers and from fee appraisals presented
- C. Utilize sales information from Comptrollers office.
- D. Post sales information to the sales database
 - 1. Record actual sale price
 - 2. Note unusual financing
 - 3. Note non-arm length participants
 - 4. Adjust sales price for inclusion of personal property or intangible value
 - 5. Initiate frozen characteristics/partial sale codes if necessary
 - a) Imminent construction/renovation can bias any later analysis by including values not part of the original transaction
 - b) Sale including only a portion of the property described can also produce skewed results

II. Preliminary Analysis

- A. Run sales analysis (by type, group, or class) which includes any and all sales collected to date
- B. Note median result and COD
- C. Examine each sale included
 - 1. Compare sale ratio to median result
 - 2. Ratios substantially higher or lower than the median result (outliers) are singled out for further, in-depth analysis
 - a) Note seller-financial institutions, known real estate opportunists, probates, known persons who finance their own transactions
 - b) Note buyer-financial institutions, known real estate opportunists, and re-location companies
 - c) Examine deed records to confirm "arms length" violations not evident from examination of buyer and seller
 - i) contract for deed
 - ii) assumption of previous note
 - iii) atypical financing
 - d) Re-inspect properties to rule out any physical differences from the current property records
 - e) Outlier sales that cannot be excluded or adjusted due to the reasons given above are nonetheless included in the subsequent analysis
- D. Adjust original data set
 - 1. Omit sales that are not arms length
 - 2. Adjust sales values for time or financing if necessary and possible
 - 3. Adjust appraisal values for physical differences if applicable

III. Secondary Analysis

- A. Run sales analysis (by type, group, or class) utilizing information from preliminary analysis
- B. Note median result and COD
 - 1. Median value may or may not change significantly
 - 2. COD value should improve
- C. Note sample size
 - 1. Compare number of sales within the class to the perceived number of total properties within the class
 - 2. From experience and discussion among the appraisal staff, determine whether any median result different from 1.00 is significant
- D. Attempt to increase sample size—if necessary
 - 1. Utilize time adjustments if determinable
 - 2. Keep in mind marketing time for local market and any trends
 - 3. Be careful to not include more sales just for sales sake
 - 4. Changing markets and trends cannot be reflected in sales that are too old without accurate time adjustments.
- E. Apply results of analysis to current records
 - 1. Any class whose median value is **NOT SIGNIFICANTLY** different from 1.00 does not require adjustment.
 - 2. Any class whose median value indicates that an adjustment is necessary should be analyzed
 - a) Look at typical depreciation (age/condition) for that class as reflected in the sales analysis
 - b) Calculate increase necessary to raise the individual ratios to produce a median result of 1.00 (keeping in mind that because of depreciation, the percentage increase required is going to be necessarily larger than the difference in percentage points needed to reach a 1.00 result)
 - c) Apply the calculated increase to the database
 - 3. Repeat procedure for all classes determined to need adjustment
- F. Run analysis again to test results

IV. Examine results to identify neighborhoods that need adjustment

- A. As individual sales are examined, note any areas/neighborhoods/subdivisions that consistently show ratios significantly different from the median result
- B. Run analysis excluding the area in question
- C. Run analysis including only the neighborhood in question
- D. Check for significant variance between the two results
- E. Apply neighborhood factor to correct variance

VALUE DEFENSE:

Evidence to be used by the appraisal district to meet its burden of proof for market value and equity in both informal and formal appraisal review board hearings is specified and tested. Taxpayers have the option to present their concerns informally to the chief appraiser, or by appointment with the Pritchard & Abbott staff. Should an understanding not be reached informally, the taxpayer may present their arguments to the Appraisal Review Board as a formal appeal. The chief appraiser and the appraisal staff provided by Pritchard & Abbott Inc. defend the position of the CAD before the ARB. The Appraisal District has the burden of proof for the value as notified. Evidence for further consideration by the CAD or the ARB should be presented by the taxpayer.

THE WRITTEN REAPPRAISAL PLAN FOR STERLING COUNTY APPRAISAL DISTRICT

PLANNING A REAPPRAISAL

Variation in reappraisal requirements requires Sterling County Appraisal District to carefully plan its work before beginning any reappraisal. Although the planning process may vary in specifics, it should involve five (5) basic steps:

1. Assess current performance.
2. Set reappraisal goals.
3. Assess available resources and determine needs.
4. Re-evaluate goals and adjust as necessary.
5. Develop a work plan.

STEPS IN A REAPPRAISAL

The International Association of Assessing Officers (IAAO) textbook, Property Appraisal and Assessment Administration, lists steps in a reappraisal. These steps outline those activities performed by Sterling County Appraisal District for the completion of periodic reappraisals. Activities are listed below in the order in which they occur:

1. Performance Analysis:
 - ratio study
 - equity of existing values
 - consistency of values with market activity
2. Revaluation Decision:
 - statutory – at least once every three years
 - administrative policy
3. Analysis of Available Resources:
 - staffing
 - budget
 - existing practices
 - information system support
 - existing data and maps
4. Planning and Organization
 - target completion dates
 - identify performance objectives
 - specific action plans and schedules
 - identify critical activities with completion dates
 - set production standards for field activities
5. Mass Appraisal System:
 - forms and procedures revised as necessary
 - CAMA (computer assisted mass appraisal) system revisions as required
6. Conduct Pilot Study
 - test new/revised appraisal methods as applicable
 - conduct ratio studies
 - determine if values are accurate and reliable
7. Data Collection
 - building permits and other sources of new construction
 - check properties that have undergone remodeling
 - re-inspection of problematic properties
 - re-inspection of universe of properties on a cyclic basis
8. Valuation:
 - market analysis (based on ratio studies)
 - schedules development
 - application of revised schedules
 - calculation of preliminary values
 - tests of values for accuracy and uniformity
9. Value Defense:
 - prepare and deliver notices of value to property owners
 - hold informal hearings
 - schedule and hold formal appeal hearings

**Note—the burden of proof (evidence) of notified market values and equity falls on the appraisal district.

Sterling County Appraisal District

Residential, Commercial, Rural, and Personal

Property

2021 - 2022 Reappraisal Plan

As required by the Texas Legislature and pursuant to Section 25.18 of the Texas Property Tax Code, the Sterling County Appraisal District establishes the following reappraisal plan to provide for the reappraisal of all property within the District at least once every three (3) years.

Three-Year Cycle (Physical Inspections): The CAD is divided into three areas. Each year, all real residential and commercial property within one of the areas will be reappraised, regardless of any ratio study/report findings. The property categories include Category A, B, C, D, E, F, M and, verification by visual inspection, Category L. These areas, and the planned reappraisal cycle years, are identified as follows:

Area Three: (Reappraisal in the Fall of 2020 FY 2021) Rural Land & Improvements in the south half of Sterling County. Bounded by Glasscock and Reagan Counties on the west, Coke and Tom Green Counties on the east, Tom Green County on the south, and Highways 87 and 158 on the north.

Area One: (Reappraisal in the Fall of 2021 FY 2022) The City of Sterling City bounded by the City boundaries.

Area Two: (Reappraisal in the Fall of 2022 FY 2023) Rural Land & Improvements in the north half of Sterling County. Bounded by Glasscock County on the west, Mitchell County on the north, and Coke County on the east, down to Highway 87 and Highway 158 on the south.

As mentioned prior, these yearly plans are designed to be flexible within the overall reappraisal plan. The specific workload within and between plan years may need to be adjusted to provide for complete and accurate reappraisals.

Note: all income producing personal property within the CAD is appraised on an annual basis. Pritchard & Abbott will appraise annually the MIUP properties – Minerals, Industrial, Utilities, and Personal Properties in each of the three areas. Pritchard & Abbott will appraise new properties that will need to be added to the Appraisal Roll, including existing properties where changes have been made affecting the Appraisal Roll.

Annual Market Analysis: In addition to the three-year cycle stated above, ratio studies shall be performed annually to determine areas or categories of properties within the CAD which need to be reappraised within the current year based on sales ratios. Any areas or categories whose ratios are above or below statutory requirements shall be reappraised in the current year regardless of the area in which they are located.

This two-fold approach will insure not only that all residential and commercial property within the CAD is reappraised at least once every three years, but also that all other categories within the CAD are reviewed annually so that the appraisal district stays current with respect to market value in those areas where residential and/or commercial property values appear to be changing rapidly.

- Each inspection of property will identify and verify or update the relevant characteristics of the property. These characteristics include but are not limited to: Name and address of owner, physical address, legal description, multiple ownerships, and any other means of differentiating the property.
- Market area analysis involves the examination of how physical, economic, governmental and social forces and other influences affect property values. The effects of these forces are also used to identify, classify, and stratify comparable properties into smaller, manageable subsets of the universe of properties known as market areas. In an area of very stable and homogenous values, the market area may be the entire district. More often, the market areas are School Districts, Cities, or Sub-divisions. If adequate and accurate information is available, further delineation is possible. During the reappraisal, field appraisers are directed to be complete and consistent in the gathering of information on each property's characteristics. Once recorded, these characteristics can be used to sort market data (sales) to determine whether these characteristics have any effect on the value of properties within the market area. Further, the degree of effect that these characteristics have on the value can be used to define and delineate the market areas, one from another. In homogeneous markets, the market areas will be fairly consistent over time. On the other hand, once the determination has been made to recognize a distinct market area, that area may change both qualitatively and quantitatively from year to year. Therefore, it is imperative that reappraisal data collection be complete.
- Each property inspection should verify the existing data for each property as recorded on the property appraisal card, record, or worksheet. Any changes from the existing records must be noted. These changes in data, or characteristics, of the property would include any and all things that may have an effect on property value. These characteristics include but are not limited to Site Value (location, footage, topography, agricultural usage, etc.), Improvement description (construction method, quality, condition, perceived and actual age, configuration, additives, etc.), and economic or legal limitations. These characteristics form the basis of differentiation and value development in our mass appraisal Value Schedules.

- Each property has an appraisal record or "card". This record shows the current characteristics and their contributory value to the property value as a whole. During reappraisal, these are the characteristics that must be verified, modified, and updated so that not only the property is described fully and valued completely, the market data from sale transactions can be analyzed to verify, modify, and update the characteristics Value Schedules.
- The previous mentioned Market Analysis is the method used to test the appraisal results. If all pertinent and relevant characteristics are recorded and valued, and the resulting appraisal value is not statistically consistent with a sample of market value indicators (market sales, construction cost analysis, income stream valuation), then the contributory values one or more of the characteristics must be modified or adjusted.

Organization

Field inspections are carried out by the Pritchard and Abbott field appraisers with input and direction from the chief appraiser. The field appraiser physically inspects areas required by the reappraisal cycle, checks all existing data, works building permits (as available), takes photographs of improvements (if possible), draws plans of new improvements for entry into computer, and rechecks any property on which a question or problem has arisen. Other duties may be required and will be executed upon direction of the chief appraiser.

Data entry of field work notes and sketches is performed by Pritchard and Abbott staff.

The Pritchard and Abbott staff performs market analysis. Sales data is gathered throughout the year by CAD staff from deed records, sales confirmation letters from property owners, and other sources. The market data is analyzed, sales data is confirmed, outliers are identified, existing classification system is reviewed, market schedules are reviewed and updated as necessary, and final market schedules are prepared by the chief appraiser for discussion and application to the universe of properties.

The Sterling County Appraisal District also contracts with Pritchard and Abbott (P&A) for professional appraisal services for the Mineral, Industrial, Utility, and Personal Property categories. The Reappraisal Plan for these categories is contained in a separate document which is attached and made part of the Sterling CAD Reappraisal Plan

REAPPRAISAL SCHEDULE FY'S 2021 AND 2022

Area Three: (Reappraisal in the Fall of 2020 FY 2021) Rural Land & Improvements in the south half of Sterling County.

Area One: (Reappraisal in the Fall of 2021 FY 2022) The City of Sterling City within the City boundary.

Aug. to Oct. 2020/2021 - Plan for and conduct field inspections.

Mid December 2020/2021 - Begin planning sales ratio studies for all areas within the CAD. Gather current sales data from sales confirmation letters, deed records, and other sources.

Jan. to March 2021/2022 - Mail homestead applications, special-use valuation applications, personal property renditions, exemption applications, and any other required forms. Complete field inspections as provided by the reappraisal plan area. Conduct rechecks. Begin running sales ratio reports. Compare with CAD values and sales information. Identify necessary schedule adjustments.

March – April 2021/2022 - Continue running sales ratio reports. Refine sales analysis and mass appraisal schedules. Statistically test schedules. Complete data entry of all reappraisal and maintenance changes. Assist field appraiser with reappraisal functions as needed. Finalize all field work and data collection activities. Execute mass appraisal/maintenance activities as required. Prepare for mailing Notices of Appraised Value.

May – July 2021/2022 - Hold informal hearings. Respond to property owners' inquiries, protests, and questions from notice mailings. Provide certified estimated values to taxing units. Hold ARB hearings.

July 2021/2022 - Process and mail ARB orders. Enter into computer all changes as ordered by ARB and notify other CADs if the ordered change falls into an overlapping area. ARB approval of appraisal records by July 20th or as soon thereafter as is practical. Certification of appraisal records and values to taxing units by July 25th or as soon thereafter as is practical.

As needed throughout the years 2021/2022 - Sterling CAD will work to resolve all appraisal issues with property owners or their agents.

The same timetable and duties apply for each year. The Chief Appraiser and P&A staff shall continue to complete the same duties and reappraisal steps for each year. Sterling CAD will administer all other responsibilities such as PVS and the MAP Review.

GOALS OF STERLING COUNTY APPRAISAL DISTRICT

Local property tax appraisal so that taxation is fair and uniform.

Locate, identify, and appraise all properties in Sterling County that should be on the Appraisal Roll, while ensuring that all properties are appraised in a manner that is fair and inform.

The determination of market value of taxable property.

The administration of exemptions and special valuations authorized by the local taxing units and the Texas Tax Code.

Continued compliance with the Methods and Assistance Program – MAPs Review.

Coordinate Appraisal District activities with County Tax Assessor/Collector.

Compliance with the Comptroller's Property Value Study (PVS) to ensure that local values are valid and certified for the school district.

Development of an Appraisal Roll for use by taxing units in assessing ad valorem taxes on property in the District.

Maintain fiscal responsibility of the Appraisal District's finances, resulting in a clean financial audit.

Using the professional services of Pritchard & Abbott, update & maintain a mapping system that will identify where all real estate properties are located in Sterling County.

STERLING COUNTY APPRAISAL DISTRICT					APPROVED AMENDED BUDGET		
APPROVED BUDGET FY 2021					FY 2021 A/O 8/5/2020		
SUPPORTED BY THE BOD		5/13/2020	APPROVED BY BOD		8/5/2020	APPROVED	APPROVED
FOR	PERSONNEL SERVICE				RATES	FY 2021	FY 2020
CA	Salary - Chief Appraiser - With No Raise FY 2021					\$ 49,172	\$ 49,172
CA	Retirement - CA - 7%; Employer Contribution per TCDRS				9.25%	\$ 4,548	\$ 4,530
CA	Social Security/Medicare - CA - 7.65%; Employr Contribution				7.65%	\$ 3,762	\$ 3,765
CA	Health Insurance Reimbursement - CA per month				\$150	\$ 1,800	\$ 1,800
CA	Cell Phone Allowance - CA - per month				\$50	\$ 600	\$ 600
AC	Wages - Appraisal Clerk - With No Raise FY 2021				\$16 hr	\$ 16,000	\$ 16,000
AC	Retirement - A. Clerk - 7%; Employer Contribution - TCDRS				9.25%	\$ 1,480	\$ 1,475
AC	Social Security/Medicare - AC - 7.65%; Employr Contribution				7.65%	\$ 1,224	\$ 1,225
	Total Personnel Service			31.90%		\$ 78,586	\$ 78,567
FOR	PROFESSIONAL AND ADMINISTRATIVE						
Agreemt	Audit - Richard Bowman				Annual	\$ 3,500	\$ 3,500
Contract	P&A - Professional Appraisal Services for M-I-U-P				Annual	\$ 82,500	\$ 79,500
Contract	P&A - Professional Appraisal Services for Real Property				Annual	\$ 33,000	\$ 33,000
Proposal	P&A - Mass Appraisal Software (Jan. 1, 2020 - Dec. 31, 2021)				TBD	\$ 16,825	\$ 16,475
Proposal	P&A - Maps & Software (Jan. 1, 2020 - Dec. 31, 2021)				TBD	\$ 2,991	\$ 2,991
Proposal	P&A - Public Access to RE Parcel Maps om CAD Website				\$2,000	NA	\$ -
	P&A - Quarterly Mapping Expenses				Unknown	\$ -	\$ -
X Service	P&A - Prepare/Mail Bus. Per. Property Renditions					\$ 300	\$ 300
X Service	P&A - Prepare/Mail Notice of Appraised Values					\$ 1,500	\$ 1,500
SCAD	Membership, Dues, Licenses, and Fees					\$ 750	\$ 1,000
SCAD	Professional Services - Other					\$ 300	\$ 500
	Total Professional and Administrative			57.50%		\$ 141,666	\$ 138,766
FOR	OTHER OPERATING EXPENSES - ADJUSTMENTS BASED ON SELF AUDIT OF 2019 EXPENDITURES						
Comdata	Pickup - fuel, maintenance, and other credit card charges					\$ 2,000	\$ 2,920
TxmUnLeague	Insurance - Worker's Comp, Liability, E&O, Property, PU Liability/Phy Damage					\$ 1,605	\$ 1,605
SCAD	Office Supplies and Deed Copies					\$ 1,500	\$ 1,800
SCAD	Postage - Stamps, Certified Mail, Box Fee					\$ 600	\$ 800
SCAD	Telephone and Internet - Frontier Communications					\$ 1,900	\$ 1,860
SCAD	Electricity - WTU Retail Energy					\$ 480	\$ 600
SCAD	Office Rent - City of Sterling @ \$400 per month					\$ 4,800	\$ 4,800
SCAD	Cleaning and Maintenance					\$ 197	\$ 200
SCAD	Appraiser Training - (registration, meals and motel)					\$ 2,000	\$ 2,000
SCAD	Miscellaneous Supplies					\$ 500	\$ 500
SCAD	Legal Publications/Notices for Courier					\$ 1,200	\$ 750
L,S,E, & J	Legal Services					\$ 4,000	\$ 3,715
SCAD	Contingency Fund					\$ 2,500	\$ 2,762
TOS	Xerox Monthly Maintenance Cost - Total Office Solution					\$ 1,800	\$ 1,800
SCAD	ARB Compensation					\$ 1,050	\$ 1,040
	Total Other Operating Expenses			10.61%		\$ 26,132	\$ 27,152
	GRAND TOTAL					\$ 246,384	\$ 244,485
Ck Acct	SCAD FUND BALANCE per 2019 Audit					\$ 2,316.00	\$ 2,197.08
Ck Acct	POTENTIAL LITIGATION EXPENSE (LOF 2018 - \$16,635)				A/O 7/31/20	\$ 11,569.00	\$ 16,635.00
Ck Acct	POTENTIAL LITIGATION EXPENSE(LOF 2019 - \$16,390)				A/O 7/31/20	\$ 16,390.00	\$ 16,390.00
Allocations - Based on the 2019 Levy - the estimated amount of the 2021 Approved SCAD Budget allocated to each taxing unit. Calculated @ \$246,384							
County	29.51%	\$72,708		SCISD	68.24%	\$168,132	\$246,384
City	1.29%	\$3,178		SUWCD	0.96%	\$2,365	100.00%

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2021

STERLING COUNTY APPRAISAL DISTRICT					PROPOSAL - FY 2022		CORRECTED	
APPROVED BUDGET FY 2022					HIRING A NEW CA		9/1/2021	
AMENDED BY THE BOD		8/18/2021	APPROVED BY BOD		8/18/2021	APPROVED	APPROVED	
FOR	PERSONNEL SERVICE				RATES	FY 2021	FY 2022	
CA	Salary - New Chief Appraiser - TBD BY BOD				NA	\$ 49,172	\$ 50,000	
CA	Retirement - Employee - 7%		Employer-10.92% FY 2022		10.92%	\$ 5,370	\$ 5,460	
CA	Social Security/Medicare - CA - 7.65%; Employr Contribution				7.65%	\$ 3,762	\$ 3,825	
CA	Health Insurance Reimbursement - TBD by BOD				\$150 mo	\$ 1,800	\$ 1,800	
CA	Cell Phone Allowance - per month				\$50 mo	\$ 600	\$ 600	
AC	Wages - Appraisal Clerk - Recommend a \$1/hr raise for 2022				\$17 hr	\$ 16,000	\$ 17,000	
AC	Retirement - Employee - 7%		Employer-10.92% FY 2022		10.92%	\$ 1,747	\$ 1,856	
AC	Social Security/Medicare - AC-7.65%; Employr Contribution				7.65%	\$ 1,224	\$ 1,301	
Part Time	RK - Part-time help to CA; 5 hrs/mo; @ \$17/hr + SS/Medicare				\$17 hr		\$ 1,100	
	Total Personnel Service			29.36%		\$ 79,674	\$ 82,942	
FOR	PROFESSIONAL AND ADMINISTRATIVE							
Proposal	Audit - Richard Bowman					\$ 3,500	\$ 3,500	
Contract	P&A - Appraisal Services for M-I-U-P - FY 2022					\$ 82,500	\$ 85,800	
Contract	P&A - Appraisal Services - Real Property - FY 2022					\$ 33,000	\$ 33,600	
Agrment	P&A - Mass Appraisal Software - FY 2022					\$ 16,825	\$ 17,325	
Agrment	P&A - Maps & Software - FY 2022					\$ 2,991	\$ 2,991	
Estimate	P&A - Quarterly Mapping Expenses					\$ -	\$ 1,000	
Estimate	P&A - Senate Bill 2 Requirements-Website & TNT Postcards						\$ 3,500	
X Service	P&A - Prepare/Mail Bus. Per. Property Renditions					\$ 300	\$ 300	
X Service	P&A - Prepare/Mail Notice of Appraised Values					\$ 1,500	\$ 1,200	
SCAD	Membership, Dues, Licenses, and Fees					\$ 750	\$ 750	
SCAD	Professional Services - Other					\$ 300	\$ 300	
	Total Professional and Administrative			53.20%		\$ 141,666	\$ 150,266	
FOR	OTHER OPERATING EXPENSES -							
Comdata	Credit Card Charges - PU fuel/maintenance, office supplies, & other.					\$ 2,000	\$ 2,000	
TML	Insurance - Worker's Comp, Liability, E&O, Property, PU Liability/Phy Damage					\$ 1,605	\$ 1,800	
SCAD	Office Supplies and Deed Copies					\$ 1,500	\$ 1,500	
SCAD	Postage - Stamps, Certified Mail, Box Fee					\$ 600	\$ 600	
SCAD	Telephone and Internet - Frontier Communications					\$ 1,900	\$ 1,900	
SCAD	Electricity - WTU Retail Energy					\$ 480	\$ 480	
SCAD	Office Rent - City of Sterling/Loan Paymt for Purchase of City's Office Space					\$ 4,800	\$ 12,000	
SCAD	Estimated Electricity, W/S/G for West side office space @ \$200 mo					\$ 197	\$ 2,400	
SCAD	Appraiser Training - (registration, meals and motel)					\$ 2,000	\$ 2,000	
SCAD	Miscellaneous Supplies					\$ 500	\$ 500	
SCAD	Legal Publications/Notices for Courier					\$ 1,200	\$ 1,200	
L,S,E, & J	Legal Services - See Potential Legal Expense					\$ 4,000	\$ 4,000	
SCAD	Contingency Fund - decreased \$17,160 by \$1,119 to keep \$282,469 Budget.					\$ 2,500	\$ 16,041	
TOS	Xerox Monthly Maintenance Cost - Total Office Solution					\$ 1,800	\$ 1,800	
SCAD	ARB Operations & Compensation					\$ 1,050	\$ 1,040	
	Total Other Operating Expenses			17.44%		\$ 26,132	\$ 49,261	
	GRAND TOTAL OF SCAD BUDGET FY 2022			100.00%		\$ 247,472	\$ 282,469	
Ck Acct	SCAD FUND BALANCE as of 7/14/2021					\$ 2,316	\$ 2,165	
Ck Acct	POTENTIAL LITIGATION EXPENSE (LOF 2018 & 2019) as of>>>				5/12/2021	\$ 11,569	\$ 18,388	
Ck Acct	BUILDING NEEDS (LOF FY 2020 \$10,647)			PER AUDIT	5/12/2021	\$ 10,647	\$ 10,647	
Allocations - Based on the 2020 Levy (Per Julie) - the estimated amount of the 2022 SCAD Budget allocated to each taxing unit.								
	FY 2022	FY 2022	FY 2021		FY 2022	FY 2022	FY 2021	CHECK
County	26.96%	\$ 76,154	\$ 72,708	SCISD	70.45%	\$ 198,999	\$ 168,132	100.00%
City	1.52%	\$ 4,294	\$ 3,178	SUWCD	1.07%	\$ 3,022	\$ 2,365	\$ 282,469

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2022

